THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to:

Thomas E. Schoenheit, Esquire Family Dollar Stores, Inc.
Post Office Box 1017

Charlotte, NC 28201-1017 Phone: (704) 847-6961

Fort Worth#301899.doc

STATE OF TEXAS

SHORT FORM LEASE

**COUNTY OF TARRANT** 

THIS LEASE is made and entered into this 9th day of February, 2010, by and between FD DEVELOPMENT OF FORT WORTH, LLC, an Alabama limited liability company (Landlord"), and FAMILY DOLLAR STORES OF TEXAS, LLC, a Texas limited liability company ("Tenant").

#### WITNESSETH:

In consideration of the covenants set forth in this Lease, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord the property, building and other improvements described below that are situated on the southeastern corner of the intersection of McCart Avenue and Charleston Avenue, in the City of Fort Worth, County of Tarrant, State of Texas. The irregularly-shaped property fronts approximately 475 feet on McCart Avenue and extends approximately 114 feet along Charleston Avenue in an easterly direction along the northern boundary of the Demised Premises as shown hatched on Exhibit A - Site Plan. Landlord will construct a building that contains 8,320 (104' x 80') square feet and the paved, marked, lighted parking, service and access areas shown on Exhibit A - Site Plan. The property, building and other improvements are the "Demised Premises."

Tenant will have and hold the Demised Premises for an initial term ending on the 30th day of June, 2021, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for five (5) successive periods of five (5) years each

unless Tenant cancels the Lease. The Tenant has been and is hereby granted, in accordance with the terms of the Lease, certain exclusive use rights with respect to its business in the Demised Premises.

Landlord's Address:

FD DEVELOPMENT OF

FORT WORTH, LLC

501 Chestnut Bypass

P. O. Box 65

Centre, AL 35960

Tenant's Address:

FAMILY DOLLAR STORES OF TEXAS, LLC

P. O. Box 1017

Charlotte, NC 28201-1017

Attn: Lease Administration Department

Witnesses:

Print Name: Tran

LANDLORD-

FD DEVELOPMENT OF FORT WORTH, LLC (SEAL)

Name: Jay Machleit Title: Managing Member

ATTEST:

**TENANT** 

FAMILY DOLLAR STORES OF TEXAS, LLC

By: Family Dollar Holdings, Inc. Its Managing Member

Heather B. Adams **Assistant Secretary** 

Thomas E. Schoenheit

Vice President



STATE OF ALABAMA  NOTARY
COUNTY OF MENOKER
I, DECLA ON LECK, a Notary Public in and for the aforesaid State and County, do hereby certify that JAY MACHLEIT, Managing Member, personally appeared before me this day and that by the authority duly given and on behalf of FD DEVELOPMENT OF FORT WORTH, LLC, the foregoing instrument was signed and executed by him for the purposes therein expressed.
WITNESS my hand and notarial seal this the $\frac{1}{2}$ day of February, 2010.
Printed Name: SAPRINA OILLER
Saprina Oliver  My Communication Seabires: Notary Public State of Alabama  My Commission Expires March 24, 2013
STATE OF NORTH CAROLINA NOTARY COUNTY OF MECKLENBURG

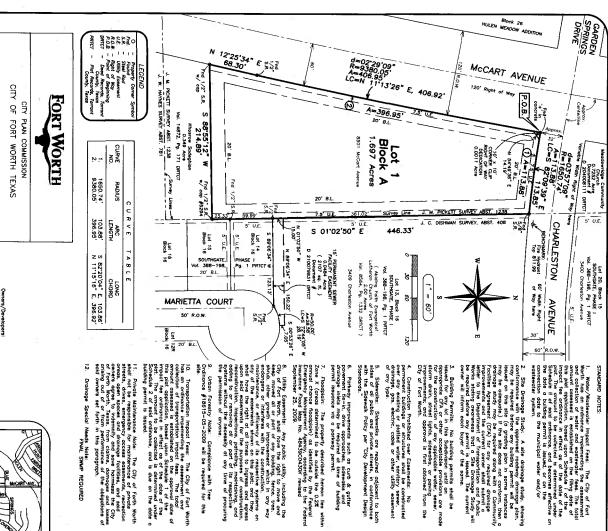
I, Darnell A. Stallings, a Notary Public in and for the aforesaid State and County, do hereby certify that THOMAS E. SCHOENHEIT, Vice President, and HEATHER B. ADAMS, Assistant Secretary, respectively, of FAMILY DOLLAR HOLDINGS, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, as Managing Member of FAMILY DOLLAR STORES OF TEXAS, LLC, the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this the 9th day of February, 2010.

Darnell A. Stallings Notary Public

My Commission Expires: August 8, 2014





Owners/Developers:

FD Development of Fort Worth, LLC, being a subsidiary of Triple C Development, Inc.

LOCATION MAP SCALE : 1" = 2000'

Plat Approval

Date:

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

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Pig

City Plan Commission Executive Secretary

Barney Horrell Triple C Development, Inc. Phone: 307-399-1198

501 Chesnut Bypass Centre, AL 35960 Phone: 256-927-4500 Joy Machielt, President

 A. Utility Ecsements: Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, should, other government which in any way endoughest or interferes with the construction, any expenditure of the streems of the streems of the streems of systems on mointenances, are entirency of its streems and systems and objects of a city in the streems of the streems of any other streems of any othe 2. Site Drainings Study: A site dorange study, showing conformance with the opproved roadway disnaings plan, may be required before any building permit will be issued on this site (o grading plan in some sindances may be adequate,) if the site does not conform, then a drainage study may be required doing with a Community Facilities Agreement (CFA) for any required drainage improvements and the current owners shall stainth a letter to the Department of Transportation and Public Works storing ownersess that of Site Drainage Study will be required before any permit is issued. The current owner will inform sech buyer of the some. 10. Transportation impact fees: The City of Feet Winth has an ordinaries imparamenting the assessment and collection of transportation impact fees. The total should nessess a established on the approad date of the continuation of the continuat Urban Forestry Note: Compliance with Tree Ordinance \$18615-05-2009 will be required for this site. 3. Building Permits: No building permits shall be issued for only lot in this Subdivision until on opportunity of the this Subdivision by the composition of any oppicable water, sever, for the construction of any oppicable water, sever, form dain, steel eights, sidemak, or pointing improvements, and approved is first abbalead from the City of Fork North. 7. Roodplain: The property described hereon lies within zone X (areas determined to be outside the D2X nanual chance floodplain) as identified by the Federal znergency Management Ayanoy, according to the Federal nauronce Rood Map No. 48438C0430X revised sprember 29, 2009 No. Sidewalks: Sidewalks are required adjacent to both es of all public and private streets, in conformance the Sidewalk Policy per "City Development Design Construction Prohibited over Easements: No manners buildings or structures shall be constructed or any existing or platted water, sanitory sewer, ringe, gas, electric, cable or other utility easement any type. Parkway improvements such as curb & gutter ement tie-in, drive approaches, sidewalks and inage inlets may be required at time of building mit issuance via a parkway permit.

IHENCE S 01702'90' E (Deed Reterence Bearing) along the east ine of this torct and the west line of sold SOUTHART. PASS (and sold source) for sold sold sold SOUTHART. PASS (a correr of said 0.7944 cere trock and the existing northeast corner of the residual of sold 1.699 acre track, passing at 351.02 feet of 3' steel rad found for the southwest corner of said tot 13 on the northwest corner of the northwest corner of the southwest corner of said SOUTHARE, PASS I, in all 445.33 feet to a 5' steel rad found with cap \$250.00 feet of the southwest corner of said residual of 1.599 acre track and southwest corner of said residual of 1.599 acre track and southwest corner of said residual of 1.599 acre track and southwest corner of said control to the southwest corner of a called 0.349 acre track of land conveyed to kinstews Sodephian by deed as recorded in Volume 1.452.7. Page 1.17 bifCt;

Walter Keven Davis Registered Professional Land Surveyor #4466 Davis and McDill, Inc.

Northeasterly along the art of said curve, possing at 145.46 feet the existing northeast corner of said certain of 1.699 acree tract and the southwest corner of said 0.7944 acree tract, in all, 40.65.55 feet (Central Angles-2022/909 and Lang Chrodrah 11113/26 46.65.27 east) to the POINT OF EECHWING and containing approximately 1.699 acres, of twish 0.0011 acree is within a 10' by 10' corner allo right of way dedication, leaving a net acreage of 1.699 acres of find.

Lot 1 in Block A of McCART CORNER ( Phase One, Section One )

Case Number: FS-010-020
Case Name: McCart Corner Addition

OWNER'S CERTIFICATE

WHEREAS ME, FD Development of Fort Worth, LLC, are the owners of LES9 acre part of lost located if when LLM. Placett Survey, Auto LLES9 acre part of lost located invest, Less can be also as a located when the control County, Tease can lost also be called a 7944 enth teaser County at located in the located and acres of fort Worth, LLC as recorded in Document Mo. D. 2.10074754 of the base file residual of a colled 1.699 acre tract of land described in deed to the session of a colled 1.699 acre tract of land described in Document Mo. D. Development of Fort Worth, LLC as recorded in Document Mo. D. 2.100772350 of the peed feature of Forth County, Tease (DRTCT), and being described by makes and bounds as follows to with

# FIELD NOTES ~ 1.699 Acres

BEDINNING at a "\* most found in concerts for the northwest corner of seid 0.7944 ores tract and some for this tract at the intersection of the east line of McCART NATINE, a 120 wide public right of way, and the south line of CHARLESTON NATINE, a containe width public right of way, in a counter clockwise curve woman a radius of 1550.74 less of the counter clockwise curve

THENCE Southeasterly, 113.86 feet (Deed A=113.96 feet) along the group of the country (Central Angle-a013796 and Long Chordes Serv. of said curve (Central Angle-a013796) and Long Chordes Garden Serv. (Missing Seet) are John the south line of said CARDEN, MISSING Seet) are John the south line of said country of said CARDEN, Central C

soid McCART AVENUE; THENCE S 88'55'12" W, 214.89 feet (Deed S 88'57'10" W, 215.00 feet) to a '%' steel rod found with cap for the southwest corner of said residual of 1,599 cers tract and same for this tract and the northwest corner of said 0.349 acre tract in the east line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract in the cast line of said 0.349 acre tract line of

THENCE bung the east line of said McCART AVENUE and the west line of this act and blows: (Deed N 1278'00" E, 68.23 feet) to 14 1278'34" E. 68.34 feet (Deed N 1278'00" E, 68.23 feet) to 15 steet room of the beginning of a counter clockwise curve branny a radius of \$3.90.05 feet.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_\_\_ 2010.

That We, FD Development of Fart Worth, LLC, do hareby adopt this plat designating the haven above described property as a Fried Plat of LOT in BLOCK A of McCART CORNET, an addition to the City of Fart Worth, Tarrant County, Tarvas, and does hereby assuments shown hereon.

NOW, THEREFORE, KNOW ALL MEN OWNER'S DEDICATION

BY THESE PRESENTS.

BEING all that certain lot, frost, or parcel of land situated in the L. H. Picett Stowy, Abstract No. 1239 in the City, offer Worth, Tarront County, Tears, and all of a called 0.7944 force for all land conveyed to TD Development of Forth Worth. LIC by deed as recorded in Document, # D. 21007/4754 of the Deed Records of Tarront County, Tears (DRTIC), and being all of the residual of colled 1.999 or tact of land conveyed to TD Development of Fort Worth, LIC by deed as recorded in Document, # D. 21007/230 of the Deed Records of Tarront County, Tears (DRTIC), the ordered the tractal being configuous and hereinbetter considered as one tract, and being more backcolled, as described as follows:

STATE OF \_

Machieit, President
Development of Forth Worth, LLC

Before ms, the undersigned authority, a Natgry Fublic in and for said County and State, on this day premanily appeared Juy Macrileit, known to the to be the preman whose name is subscribed to the foregoing instrument, and acknowledged to me that the executed the asmer for the purposes and consideration therein oppressed and in the capacity therein stated.

under my hand and seal of office, 2010.

day of

That I, Walter Keen Dovis, a Registered Professional Land Surveyor in the State of Taxes, do hereby declare that I prepared this plot from an actual and accurate survey of the land and that the camer manurenest shown, thereon as set were properly placed under my personal supervision.

SURVEYOR'S DECLARATION

STATE OF TEXAS

Before me, the undersigned authority, a Notiony Public in and for said County and State, on this day personally appeared witter Kevan Douis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration threan expressed and in this capacity foreign stated:

Notary Public

FINAL PLAT

## LOT McCART1 in CORNER BLOCK A

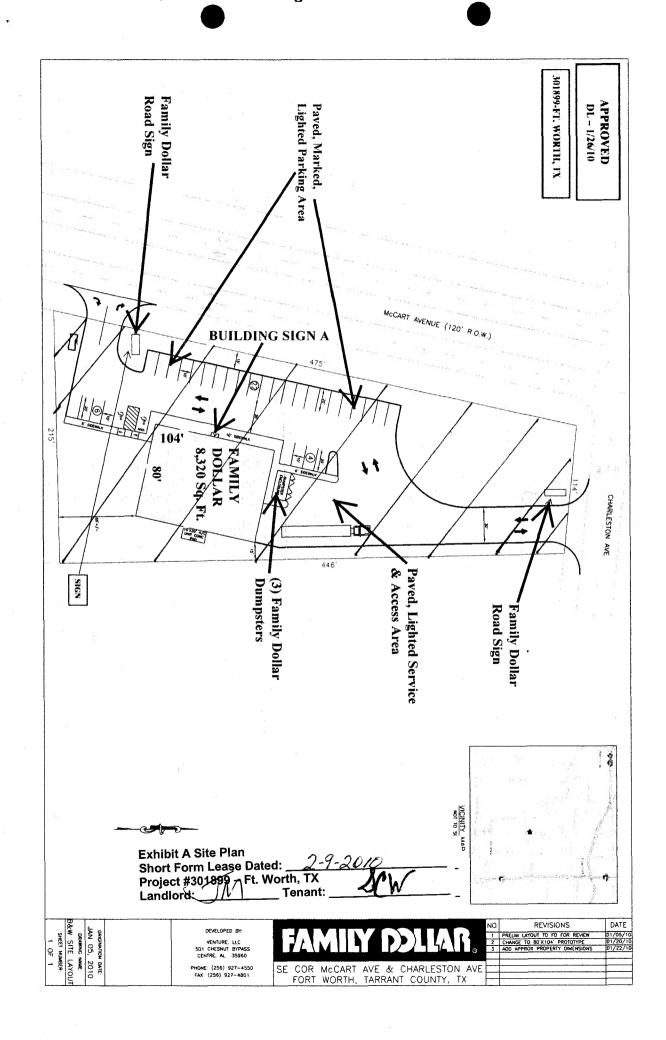
Being a 1.699 Acre Addition in M. Pickett Survey, Abst. 1238 Tarrant County, Texas City of Fort Worth

SURVEYORS D&M**ENGINEERS** 

DAVIS & McDILL, Inc.

( A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439 P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307

Drawn: Kevin Bohanon Date: March 15, 2010 Job: 210-0047-PLAT vised: 3-22-10 & 5-07-10 & 8-03-10



### MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

TRIPLE C DEVELOPMENT INC P O BOX 1017 CHARLOTTE, NC 28201

Submitter: TRIPLE C DEVELOPMENT INC

## **DO NOT DESTROY** WARNING - THIS IS PART OF THE OFFICIAL RECORD.

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Filed For Registration:

3/18/2011 2:50 PM

Instrument #:

D211065356

OPR

**PGS** 

\$32.00

D211065356

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK